

Christopher Owens – 1114 W Second St – the applicant approached the podium and explained the purpose of the proposal. He explained that they bought the property 5 (five) years ago, that the City had the rear structure declared as a garage, and that their son now wants to buy the residence located at the front of the property.

P. Thevenow asked C. Owens what the current use of the rear structure was. C. Owens responded that it's a residence with half of a garage and half of a living quarter.

J. Wilber asked C. Owens how guests access the rear structure. C. Owens responded that it has a front and rear door that is accessible via an alley.

J. Wilber asked C. Owens if the rear structure had its own address. C. Owens responded that the rear structure has a half address (as in 1118 ½ W Second St).

K. Eaglin asked C. Owens if the alley had a name. C. Owens responded that he was unaware. K. Eaglin stated that 911 may have to name the alley as all residences must have a name. C. Owens stated that the rear structure isn't necessarily a residence, and he intends to use it primarily for hosting family when they visit.

P. Thevenow stated that his concern with splitting the parcel was the residence located at the front becoming landlocked with no access to the alley nor easements, and vice versa for the rear structure. C. Owens responded that he was willing to have a legal description added to his plat to address the issue. J. Wilber stated he had the same concerns as P. Thevenow.

P. Thevenow added that the easement could be as simple as a three-foot ingress egress easement from the rear of the Tract to Second St and from the front of the Tract to the alley.

Z. Laughlin asked P. Thevenow if they could conditionally approve the application.

P. Thevenow made the motion to approve the application as submitted with the condition that there be an ingress egress easement for Tract 1 to the alley and an ingress egress easement for Tract 2 to W Second St – Seconded by Z. Laughlin - Roll Call Vote – all ayes – Final vote is seven (7) in favor and none against. Motion Carries.

PCAF-24-11 was approved in accordance with the motion and vote.

No further business brought before the Board.

P. Thevenow made the motion to adjourn – seconded by Z. Laughlin – Unanimous Consent Vote – Motion carries.

Meeting adjourned at 5:41 p.m.

BY ORDER OF THE MADISON CITY PLAN COMMISSION



J. Wilber, Chairman



Ray Dibaya, Secretary/Associate Planner